

Recording Requested By  
CHICAGO TITLE COMPANY

When recorded mail to:

Mark S. Brown, Surveyor  
PUBLIC WORKS DEPARTMENT  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

COPY of Document  
on 3-5-97 as No. 74575  
has not been compared with  
original.  
FRANK K. JOHNSON  
County Recorder  
RIVERSIDE COUNTY, CALIFORNIA

FOR RECORDER'S OFFICE USE ONLY

Project: VC-001-934  
A.P.N. 263-030-40  
TRA: 009-108

CO -329

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.**

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By J. Craig Aaron 2-25-97  
J. CRAIG AARON DATE  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On February 25, 1997 before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron  
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

( ) Individual(s)

( ) Trustee(s)

☒ Other  
Principal Planner

( ) Partner(s)

( ) General

( ) Limited

The party(ies) executing this  
document is/are representing:

City of Riverside

REF: Wells Fargo Bank, N.A.  
Attn: Donna Cummings  
111 Sutter Street, 9th Floor  
San Francisco, California

EXHIBIT 'A'

That portion of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, and that portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

COMMENCING at the centerline intersection of Box Springs Boulevard and Fischer Road as shown by Record of Survey on file in Book 77, Records of Survey, pages 59 through 63, records of Riverside County, California;

THENCE South  $45^{\circ}22'01''$  West, along the southwesterly prolongation of said centerline of Fischer Road, a distance of 31.37 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1200.00 feet;

THENCE southwesterly, along said curve, an arc length of 2.59 feet, through a central angle of  $00^{\circ}07'25''$ ;

THENCE South  $31^{\circ}29'52''$  East, a distance of 118.39 feet to the beginning of a tangent curve concave northeasterly and having a radius of 800.00 feet;

THENCE southeasterly, along said curve, an arc length of 174.55 feet, through a central angle of  $12^{\circ}30'04''$ ;

THENCE South  $43^{\circ}59'56''$  East, a distance of 289.33 feet;

THENCE North  $46^{\circ}00'04''$  East, a distance of 140.53 feet;

THENCE North  $24^{\circ}08'19''$  West, a distance of 60.00 feet to a point in the northerly line of Sycamore Canyon Boulevard, as described in deed to the City of Riverside, by document recorded July 7, 1994, as Instrument No. 273479 of Official Records of said Riverside County; said point being in a non tangent curve concave southerly and having a radius of 60.00, the radial line of said point bears North  $24^{\circ}08'19''$  West;

THENCE northeasterly along said curve and said northerly line an arc length of 50.36 feet, through a central angle of  $48^{\circ}05'31''$ , to the TRUE POINT OF BEGINNING;

THENCE North  $23^{\circ}57'12''$  East, a distance of 3.00 feet to the southerly line of said Section 33, T.2 S., R.4 W., S.B.M.;

THENCE South  $89^{\circ}29'10''$  East, along said southerly line of Section 33 a distance of 228.40 feet to the most westerly corner of Parcel 2 of Parcel Map 20166, as shown by map on file in Book 131 of Parcel Maps, Pages 11 and 12 thereof, Records of Riverside County, California;

THENCE South  $12^{\circ}16'34''$  East, (recorded as South  $12^{\circ}50'31''$  East), along said westerly line of said Parcel 2, a distance of 137.21 feet;

THENCE South  $28^{\circ}18'24''$  West, a distance of 153.72 feet to a point in the west line of that certain parcel of land conveyed to the County of Riverside December 4, 1893 in Book 8, Page 172 of Deeds, Records of Riverside County, California,

THENCE South 46°00'04" West, a distance of 91.20 feet to the northerly line of Sycamore Canyon Boulevard, as described in deed to the City of Riverside, by document recorded July 7, 1994, as Instrument No. 273479 of Official Records of said Riverside County;

THENCE North 43°59'56" West, a distance of 215.88 feet to a point in a non tangent curve concave easterly and having a radius of 47.50 feet, the radial line to said point bears South 62°41'13" West;

THENCE northerly along said curve an arc length of 67.60 feet, through a central angle of 81°32'12";

THENCE North 66°00'04" East, a distance of 16.72 feet to the beginning of a tangent curve concave southwesterly, and having a radius of 60.00 feet;

THENCE easterly, northerly and westerly along said curve an arc length of 146.67 feet, through a central angle of 40°03'27" to said TRUE POINT OF BEGINNING, the four preceding courses being along said northerly line of Sycamore Canyon Boulevard.

TOGETHER with that portion of said Parcel 2, described as follows:

BEGINNING at the most westerly corner of said Parcel 2;

THENCE South 12°16'34" East, (recorded as South 12°50'31" East), along said westerly line of said Parcel 2, a distance of 137.21 feet;

THENCE North 28°18'24" East, a distance of 151.26 feet to the north line of said Parcel 2;

THENCE North 89°29'10" West (recorded as North 89°55'57" East), along said north line a distance of 100.90 feet to the POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 2/20/97 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/95

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

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